

CERTIFICATE OF PUBLICATION

From THE NEWS-POST

Frederick, Md. BOOK

55 PAGE 346

TRUSTEE'S SALE

Trustee's sale of valuable real estate improved by
houses known as 413 N. MAPLE AVENUE,
BRUNSWICK, MD. By virtue of the power and authority
granted in a Deed of Trust from LAWRENCE PHILLIP
R AND MELBA JANE MILLER, dated JUNE 13, 1980,
recorded in Liber 1117, at Folio 192 among the Land
Records of FREDERICK COUNTY, Maryland, upon default
request for sale, the undersigned trustees will offer
sale at public auction at the front of the Courthouse
Frederick County, 100 W. Patrick Street, Frederick,
on

FRIDAY, OCTOBER 16, 1987

AT 10:00 A.M.

all that property described in said Deed of Trust as
follows:

All that lot or parcel of land situate, lying and being
on the West side of Maple Avenue in Brunswick,
Brunswick District, Frederick County, Maryland, and
more particularly described as follows: BEGINNING for
the same at a point on the West margin of Maple
Avenue, said point being on a line drawn South 4° 1'
West 112.5 feet from the intersection of the South line
of West "E" Street (formerly West 4th Street) and the
West line of Maple Avenue, and running thence by and
with the West line of Maple Avenue North 4° 1' East
37.5 feet, thence North 85° 59' West 150 feet to a large
post, thence South 4° 1' West 37.5 feet to a point,
thence South 85° 59' East 150 feet to the place of begin-
ning, CONTAINING 5,625 square feet, with the im-
provements thereon being known and designated as
No. 413 Maple Avenue, and being further described as
parts of Lots No.'s 80, 81, 82, 83, 84 and 85 West of
Maple Avenue on the plat of C.M. Wenner's Addition To
Brunswick, recorded in Liber W.I.P. No. 11, folio 506,
one of the Land Records of Frederick County, Maryland.

Said property is improved by a dwelling and is sold in
"as is condition" and subject to all covenants, condi-
tions liens, restrictions, easements, rights-of-way, as
may affect same, if any.

TERMS OF SALE: A deposit of \$4,450.00 cash or cer-
tified funds shall be required at the time of sale. The
balance of the purchase price with interest at 11.5%
per annum from the date of sale to the date of payment
will be paid within TEN DAYS after the final ratification
of the sale. Adjustments on all taxes, public charges
and special or regular assessments will be made as of
the date of sale and thereafter assumed by purchaser.
Any applicable front foot benefit charges are to be ad-
justed for the current year to date of sale and assumed
thereafter by purchaser. Title examination, conveyanc-
ing, state revenue stamps, transfer taxes, title in-
surance, and all other costs incident to settlement are
to be paid by the purchaser. Time is of the essence for
the purchaser, otherwise the deposit will be forfeited
and the property will be resold at risk and costs of the
defaulting purchaser. Trustee's File No. 87-0677.

**JOHN S. BURSON,
JAMES HARNDEN DAVIDSON,
SUBSTITUTE TRUSTEES**

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Frederick, Md.

Dec. 18, 1987

This is to certify that the annexed

Trustee's Sale

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a newspapers published in Frederick County on the following

dates:

9/30 DEC 23/71 72/11/87

THE NEWS-POST

Per

Ruth Grob